



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**PLANNING**

Michael J. Johnson, AICP  
Planning Director

**PARCEL REVIEW COMMITTEE**  
**FINAL AGENDA**  
**JUNE 27, 2007**

**APPLICANT OR AUTHORIZED REPRESENTATIVE MUST BE PRESENT AT HEARING**  
(With the exception of those items that are preceded by an \*)

The Parcel Review Committee will meet in the Planning Commission Hearing Room, located at **3091 County Center Drive**, at the corner of "Richardson Dr" and "Bell Road", in the Dewitt Center Auburn. The following applications will be reviewed at the time indicated below:

**9:00 A.M. PMLD 76067 MINOR LAND DIVISION - EXTENSION OF TIME**  
**CLAMPITT**

Extension of time for an approved Minor Land Division (Lot Split) on the following described property: Assessor Parcel Number 074-131-053, 054 and 055 consisting of 14 acres, zoned RS-AG-B-40 (Residential Single Family combining Agriculture combining a minimum building site size of 40,000 sq ft). Subject property is located on Meadow Vista Road in the Meadow Vista area.

**9:05 A.M. PMLD 20070360 MINOR LAND DIVISION**  
**GOULDING**

Minor Land Division (Lot Split) on the following described property: Assessor Parcel Number 020-060-040 consisting of 20 acres, zoned F-B-X-10 (Farm combining a minimum building site size of 10 acres) and F-B-X-20 (Farm combining a minimum building site size of 20 acres) to be divided into 2 parcels ( 10 acres each) and is located at 7250 Valley View Drive in the Lincoln area.

**9:15 A.M. PMLD 20070364 MINOR LAND DIVISION**  
**MCDOWELL**

Minor Land Division (Lot Split) on the following described property: Assessor Parcel Numbers 063-370-014, 063-370-025, 063-370-028 and 063-370-029 consisting of 31.9 acres, zoned RF (Residential Forest) to be divided into 3 parcels ( 10 acres each) and is located off of Magra Road in the Gold Run area.

**9:25 A.M. PMLD 20070367 MINOR LAND DIVISION**  
**SCHOENWALD**

Minor Land Division (Lot Split) on the following described property: Assessor Parcel Number 099-030-034 consisting of 11.4 acres, zoned F-B-100 PD0.4 (Farm combining a minimum building site size of 100,000 sq ft (or 2.3 ac min) and a Planned Development of 0.4 dwelling units per acre) to be divided into 4 parcels ( 2.3, 2.3, 3.0 and 3.1 acres each) and is located off of Rollins Lake Road in the Colfax area.

**9:35 A.M. PMLD 20070371 MINOR LAND DIVISION**  
**PINGREE**

Minor Land Division (Lot Split) on the following described property: Assessor Parcel Number 042-201-052 consisting of 20 acres, zoned RA-B-100 (Residential Agriculture combining a minimum building site size of 100,000 sq ft (or 2.3 acre min) to be divided into 4 parcels ( 7.5, 5.0, 5.0 and 2.5 acres each) and is located on Rock Springs Road in the Penryn area.

**9:45 A.M. PMLD 20070372 MINOR LAND DIVISION**  
**TILANDER**

Minor Land Division (Lot Split) on the following described property: Assessor Parcel Number 038-201-039 and 038-201-053 consisting of 6.7 acres, zoned RA-B-100 (Residential Agriculture combining a minimum building site size of 100,000 sq ft (or 2.3 acre min) to be divided into 2 parcels ( 4.0 and 2.7 acres each) and is located on Old Cypress Lane in the Auburn area.

- 9:55 A.M. PMLD 20070374 MINOR LAND DIVISION  
FAREWELL**  
Minor Land Division (Lot Split) on the following described property: Assessor Parcel Number 063-150-017 consisting of 20 acres, zoned RF PD= 0.2 (Residential Forest and a Planned Development of 0.2 dwelling units per acre) to be divided into 2 parcels ( 10 acres each) and is located 17505 Chicago Park Powerhouse Road in the Colfax area.
- 10:05 A.M. PMLD 20070375 MINOR LAND DIVISION  
CONSTRUCTION EXPEDITING SERVICES**  
Minor Land Division (Lot Split) on the following described property: Assessor Parcel Number 073-240-016 consisting of 11.94 acres, zoned RA-B-100 (Residential Agriculture combining a minimum building site size of 100,000 sq ft (or 2.3 acre min) to be divided into 3 parcels ( 5.54; 2.43 and 2.76 acres each) and is located 17900 Marleigh Knoll Lane in the Applegate area.
- 10:15 A.M. PMLD 20070384 MINOR LAND DIVISION  
GORDON**  
Minor Land Division (Lot Split) on the following described property: Assessor Parcel Number 054-231-058 consisting of 21,103 Square feet, zoned RM-DC (Residential Multi-Family combining Design Scenic Corridor) to be divided into 2 parcels ( 10,260 and 10,844sqare feet each) and is located north of Flood Road in the Auburn area.
- 10:25 A.M. PMLD 20070376 MINOR LAND DIVISION  
HARBOUR**  
Minor Land Division (Lot Split) on the following described property: Assessor Parcel Number 076-140-024 consisting of 9.87 acres, zoned F (Farm) to be divided into 2 parcels ( 5.43 and 4.44 acres each) and is located on Sunshine Meadow Lane in the Auburn area.
- 10:35 A.M. PMLD 20070394 MINOR LAND DIVISION  
FINLAY**  
Minor Land Division (Lot Split) on the following described property: Assessor Parcel Number 075-160-078 consisting of 10.12 acres, zoned F-B-X-4.6 (Farm combining a minimum building site size of 4.6 acres) to be divided into 2 parcels ( 5.12 and 5.0 acres each) and is located on Bear Canyon Court in the Meadow Vista area.
- 10:45 A.M. PMLD 20070377 MINOR LAND DIVISION  
KIM**  
Minor Land Division (Lot Split) on the following described property: Assessor Parcel Number 071-100-006 consisting of 9.02 acres, zoned F-B-100 PD0.4 (Farm combining a minimum building site size of 100,000 sq ft (or 2.3 ac min) and a Planned Development of 0.4 dwelling units per acre) to be divided into 2 parcels ( 2.3 and 6.7 acres each) and is located at 1517 Ruf Road in the Colfax area.
- 10:55 A.M. PMLD 20070363 MINOR LAND DIVISION  
GLISSMAN**  
Minor Land Division (Lot Split) on the following described property: Assessor Parcel Number 036-040-011 consisting of 13.13 acres, zoned RA-B-X-4.6 (Residential Agriculture combining a minimum building site size of 4.6 acres) to be divided into 2 parcels ( 4.7 and 7.85 acres each) and is located at 8700 Tudsbury Road in the Loomis area.
- 11:05 A.M. PCOC 20070353 CERTIFICATE OF COMPLIANCE  
HUELFER-KRISE**  
County review of the history of Assessor Parcel Number 117-090-043 and 117-090-044 to make a statement as to its compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned PAS- 023 - Tahoe Vista Subdivision and is located at 437 and 441 Serene Avenue in the Tahoe Vista area.
- 11:10 A.M. PCOC 20070355 CERTIFICATE OF COMPLIANCE  
BRALY**  
County review of the history of Assessor Parcel Number 097-083-002 to make a statement as to its compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned PAS- 160 - Homewood/Residential and is located at 4815 West Lake Blvd in the Homewood area.

**11:15 A.M. PMLD 20070354 MINOR LAND DIVISION  
KING**

Minor Land Division (Lot Split) on the following described property: Assessor Parcel Number 099-030-032 consisting of 11.29 acres, zoned F-B-100 PD0.4 (Farm combining a minimum building site size of 100,000 sq ft (or 2.3 ac min) and a Planned Development of 0.4 dwelling units per acre) to be divided into 4 parcels ( 2.37, 2.35, 2.36 and 4.21 acres each) and is located near Rollins Lake Road in the Colfax area. (Continued from 6/13/07)

**CONSENT ITEMS**

**\*\*\*\*\* PMBR 20070225 MINOR BOUNDARY LINE ADJUSTMENT  
LA VECCHIA TOSCANA**

Minor Boundary Line Adjustment on Assessor Parcel Numbers 075-030-041 and 075-030-043 to reconfigure parcels. Subject parcels are zoned F-B-X-20 (Farm combining a minimum building site size of 20 acres) and are located at 11055 Lone Star Road in the Auburn area.

**\*\*\*\*\* PMBR 20070242 MINOR BOUNDARY LINE ADJUSTMENT  
BUSHNELL**

Minor Boundary Line Adjustment on Assessor Parcel Numbers 048-081-054 and 048-081-055 to reconfigure parcels. Subject parcels are zoned F-Dc-B-20 ( Farm combining Design Scenic Corridor combining a minimum building site size of 20 acres) and are located on the North side of Douglas Blvd in the Roseville area.

**\*\*\*\*\* PMBR 20070273 MINOR BOUNDARY LINE ADJUSTMENT  
JOHNSTON**

Minor Boundary Line Adjustment on Assessor Parcel Numbers 097-122-015; 097-122-002 and 097-122-014 to reconfigure parcels. Subject parcels are zoned PAS- 160 - Homewood/Residential and are located at 5020 and 5030 West Lake Blvd in the Homewood area.

**\*\*\*\*\* PMBR 20070289 MINOR BOUNDARY LINE ADJUSTMENT  
SCHMIDT**

Minor Boundary Line Adjustment on Assessor Parcel Numbers 084-060-003 and 084-060-004 to reconfigure parcels. Subject parcels are zoned PAS- 170 - Tahoe Park/Pineland Residential and are located at 605 and 625 Ward Avenue in the Tahoe City area.

**\*\*\*\*\* PMBR 20070267 MINOR BOUNDARY LINE ADJUSTMENT  
MONARCH MINES**

Minor Boundary Line Adjustment on Assessor Parcel Numbers 078-191-061 and 078-191-063 to reconfigure parcels. Subject parcels are zoned RF-B-X-20 PD0.44 (Residential Forest combining a minimum building site size of 20 acres and a Planned Development of 0.44 dwelling units per acre) and are located on Foresthill Road in the Foresthill area.

**\*\*\*\*\* PMBR 20070329 MINOR BOUNDARY LINE ADJUSTMENT  
METZGER/BERRY**

Minor Boundary Line Adjustment on Assessor Parcel Numbers 036-260-092 and 036-270-023 to reconfigure parcels. Subject parcels are zoned RA-B-X-4.6 PD0.44 (Residential Agriculture combining a minimum building site size of 4.6 acres and a Planned Development of 0.44 dwelling units per acre)and are located at Clos Du Lac Circle in the Loomis area.

ADMINISTRATIVE REMEDIES MUST BE EXHAUSTED PRIOR TO ACTION BEING INITIATED IN A COURT OF LAW. IF YOU CHALLENGE THE PROPOSED PROJECT IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE COUNTY AT, OR PRIOR TO, THE PUBLIC HEARING.